

R95-1809

THIS IS A CORRECTIVE DEED, BEING FILED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN DEED DATED AUGUST 13, 1992 AND FILED FOR RECORD IN INSTRUMENT #1992-17127 ON AUGUST 14, 1992.

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

S. KENT STEWART  
STEWART-DAVIS, P.C.  
389 Shades Crest Road  
Birmingham, AL 35226

RONALD LEE SEARS  
MARGARET E. SEARS  
39 County Road 441  
Wilsonville, AL 35186

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --TEN AND NO/100'S---DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, FIRST NATIONAL BANK OF COLUMBIANA, A CORPORATION herein referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto KEVIN BAVAR AND MARANDA L. BAVAR hereinafter referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Commence at the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 2 East; thence run South along the West Line of said 1/4-1/4 section for 196.66 feet to the Point of Beginning; thence continue along last described course for 616.42 feet to the Westerly right of way of Shelby County Road No. 441; thence 151 degrees 48 minutes 08 seconds left, run Northeasterly along said right of way for 323.81 feet to a curve to the left, having a radius of 1062.26 feet; thence run along said curve and right of way for 325.10 feet to the end of said curve; thence continue along said right of way for 25.31 feet to a point that is 200.0 feet Southwesterly along said right of way from the North Line of said 1/4-1/4 section; thence 100 degrees 30 minutes 11 seconds left, run 270.49 feet to the Point of Beginning.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

07/13/1995-18518  
01:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1995-18518

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, William R. Justice, whose name as Vice President of First National Bank of Columbiana, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6th day of July, 1995.

ATTEST:

FIRST NATIONAL BANK OF COLUMBIANA

BY: William R. Justice  
Its: in house counsel

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William R. Justice, whose name as Vice President of First National Bank of Columbiana is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she in his/her official capacity as said Vice President, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 6th day of July, 1995.

Judy R. Davis  
Notary Public  
My Commission Expires: 7/3/98

Inst # 1995-18518

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SHELBY COUNTY JUDGE OF PROBATE  
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